

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 BOGONG COURT FRANKSTON VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$726,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3 CEDAR COURT FRANKSTON VIC 3199	\$725,000	16-Sep-24
3 NARANGA CRESCENT FRANKSTON VIC 3199	\$709,500	06-Aug-24
11 CATALINA COURT FRANKSTON VIC 3199	\$740,000	21-Aug-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 October 2024



3 CEDAR COURT FRANKSTON VIC 3199

Sold Price

^{RS}

\$725,000

Sold Date

16-Sep-24

 3

 1

 1

Distance

1.17km



3 NARANGA CRESCENT FRANKSTON VIC 3199

Sold Price

\$709,500

Sold Date

06-Aug-24

 4

 1

 3

Distance

0.32km



11 CATALINA COURT FRANKSTON VIC 3199

Sold Price

^{RS}

\$740,000

Sold Date

21-Aug-24

 4

 1

 2

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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